



Orsett £450,000



5 Bonham Drive, Orsett, Essex, RM16 3HF

A DELIGHTFUL FOUR BEDROOM END TERRACE HOUSE SITUATED ON THE POPULAR ORSETT VILLAGE DEVELOPMENT WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EARLY VIEWING ADVISED. EPC: C.

❖ ENTRANCE HALL

❖ KITCHEN

❖ LANDING

❖ EN-SUITE

❖ BATHROOM

❖ BEDROOM THREE

❖ GARDEN

❖ CLOAKROOM

❖ LOUNGE

❖ BEDROOM ONE

❖ BEDROOM TWO

❖ SECOND LANDING

❖ BEDROOM FOUR

❖ GARAGE

ENTRANCE HALL

Double glazed door to entrance hall. Radiator. Laminate flooring. Power points. Stairs to first floor.

CLOAKROOM

Obscure double glazed window. Radiator. Vinyl flooring. White suite comprising of low flush W.C. Pedestal wash hand basin with tiled splashback.

KITCHEN 12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to front. Radiator. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset Stainless steel sink unit with mixer tap. Built in double oven. Five ring hob with extractor fan over. Integrated fridge, freezer and dishwasher.

LOUNGE 18' 5" x 15' 7" max (5.61m x 4.75m max)

Double glazed bay window to rear with central French doors. Two radiators. Fitted carpet. Power points. Built in cupboard.

LANDING

Stairs to second floor. Fitted carpet. Radiator.



BEDROOM ONE 13' 9" x 10' 6" (4.19m x 3.20m)

Two double glazed windows to rear. Radiator. Fitted carpet. Power points. Range of double and single wardrobes with hanging and shelf space.

EN-SUITE

Obscure double glazed window. Heated towel rail. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Low flush W.C. Vanity wash hand basin with drawer under. Wall unit. Tiling to walls with vertical border tile.

BEDROOM TWO 11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to front. Radiator. Laminate flooring. Power points.

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls.

SECOND FLOOR LANDING

Fitted carpet.



BEDROOM THREE 13' 10" x 12' 3" (4.21m x 3.73m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Access to loft. Cupboard housing boiler (Not tested).

BEDROOM FOUR 15' 6" x 8' 8" (4.72m x 2.64m)

Two velux windows. Radiator. Fitted carpet. Power points.

REAR GARDEN

Paved patio leading to lawn. Barbecue area. Further decked patio to rear. Flower and shrub borders. Gated side entrance.

FRONT GARDEN

Stone bed with shrubs. Path.

GARAGE

Garage situated in block to the rear with up and over door. Parking for one vehicle. The property is Freehold. Council Tax Band E. EPC Rating C. Payment to RMG approximately £156 p.a.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing. 6. There are fees payable to RMG and a residents association.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		